

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20200 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20201) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities unless otherwise allowed by the City Engineer.
4. A Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 18.4 acres at 2100 E. St. Louis Avenue. Staff finds the Rezoning to be appropriate as it would bring the zoning into conformance with the PR-OS (Park/Recreation/Open Space) General Plan designation. The existing Jaycee Park is a use compatible with the surrounding area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/12/07	The Planning Commission recommended approval of companion item SDR-20201 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #8/lhm).
<i>Related Building Permits/Business Licenses</i>	
1990	No building permit; 1990 permit for lighting
<i>Pre-Application Meeting</i>	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA access compliance in park
<i>Neighborhood Meeting</i>	
Month/date/year	A neighborhood meeting was not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	18.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Park	PR-OS(Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L(Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC(Service Commercial) PF(Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V(Civic)
East	School	PF(Public Facilities)	C-V(Civic)
West	Offices & Single Family Residential	O(Office) & SC(Service Commercial)	P-R(Professional Office and Parking) R-1 (Single Family Residential),

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The Jaycee Park has been serving the local community for many years. Currently, the zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. The C-V(Civic) zoning designation would bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). Furthermore, it would be appropriate for the immediate community to have this property reflect the proper zoning, C-V (Civic) zone, rather than to continue operating under the R-1 (Single Family Residential) designation. This will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

The C-V District is to provide for existing public facilities and for the development of new schools, parks, police, fire and other public facilities. The following uses are permitted in the C-V District:

1. Any Use operated or controlled by the City, County, State or Federal government, other than those described in section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in section 19.06.020(D).
3. Any public or private elementary school, middle school, high school, college or university, with the exception of private vocational schools.
4. Utility company facilities, including electrical power substation, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The request for a Rezoning to C-V (Civic) Zone is in line with the existing General Plan of PR-OS (Parks/Recreation/Open Space). The C-V (Civic) Zone is the zoning category that complies with that given land use.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Since this park facility has been a community resource for many years it is appropriate to note that the existing use has been in harmony with the surrounding residential neighborhood and school.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

This proposal complies with the growing demand for city parks in that it is maintaining the future existence of the established park and recreation area.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

This park is located close to a medium-density residential neighborhood near an elementary school and a junior high school. Adequate pedestrian –and vehicular- access via neighborhood sidewalks and local streets allow direct access to the park. The existing park is served by the 100-foot primary arterial, Eastern Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 418 by Planning Department

APPROVALS 0

PROTESTS 0